

PLATINUM ESSENTIALS

FACADE	Premium Designer Facade included
EAVES	450mm eaves to whole house (Design Specific)
KITCHEN	Polyurethane 2PAC profile finish doors, drawers and panels 16mm solid rear panel to carcass in melamine 20mm Stone Kitchen bench top Microwave space with GPO Dishwasher space with GPO and tap under sink Full double bowl under mount stainless steel sink Phoenix chrome gooseneck kitchen sink mixer Soft close kitchen drawers and doors Overhead cupboards Slide out waste bin Fridge space water point Finished bulkheads over all overhead cupboards and fridge space
APPLIANCES	Westinghouse 900mm Freestanding oven Westinghouse 900mm Canopy range hood
LAUNDRY	Polyurethane 2PAC profile finish soft close cabinets 20mm Stone to laundry bench top Tiled splash back Stainless steel under mount sink Phoenix chrome sink mixer tap
VANITY	Polytec melamine wall hung soft close cabinets in Smooth / Woodmatt Finish 20mm Stone vanity top with inset or above counter basin
MIRRORS	Frameless pencil edge mirrors above vanities
SHOWERS	Fully frameless 'Hilton' shower screens to all showers Niche / Shampoo Wall to each shower
BATH TUB	White acrylic drop in bath tub
TOILET SUITES	Chios II close coupled ceramic toilet suite
TAPWARE	Phoenix chrome tap ware (Builders Range)
ACCESSORIES	Phoenix chrome single towel rail, hand towel & toilet roll holder
EXHAUST FANS	Heat/Lamp/Fan to all bathrooms with showers, exhaust fans to laundry
DOOR FURNITURE	Gainsborough chrome lever sets to all internal doors Trilock chrome lockset to front entrance door TradePro chrome lockset to external hinged door (laundry and garage doors) Deadlock to external laundry hinged door (where applicable)
PAINT	Internal: Wattyl I.D Advanced system
	External: All-weather Solagard gloss to feature timber work Solagard surfmist to eaves and quad All-weather Solagard to PVC down pipes
WATERPROOFING	Wet areas waterproofed to Australian Standards
CLEANING	House cleaned, site cleaned. High pressure brick clean on completion
TILES	Gloss Tiles to kitchen splash backs from top of bench top to underside of overhead cupboards 450mm Wet Area Tiles to bathroom, ensuite, powder and laundry floors 450mm wall tiles floor to ceiling for main bathroom and master ensuite 450mm Skirting tile to all bathrooms, ensuite, powder, laundry 450mm Wall tiles around bathtub up to 1m off floor level (where applicable) 450mm Wall tiles to shower to top of screen (where applicable)
HOT WATER	Premium instantaneous hot water system or a default no cost upgrade to the minimum compliance required hot water system
PLUMBING	One garden tap to front and rear walls externally including the recycled water tap - 2x taps total Recycled water tap on closest external wall to water tank, where tank applicable, front tap to be recycled water where street-connected recycling is used Water tank at no extra cost where required for compliance; specific to location of home (90mm round PVC down pipes when tank used) 90 x 50mm down pipes or 90mm PVC
HEATING & COOLING	13KW Refrigerated ducted air conditioning single phase 13KW system with 2 zones One operable zone at any one time at full capacity. 100m2 living area per zone
ENERGY EFFICIENCY	7-star energy compliance guaranteed (design or window modifications could incur additional costs)

ELECTRICAL

2 x RCD safety switches to meter box
 2 x Hardwired smoke detectors
 Communications conduit from front boundary to underside of meter box
 1x Clipsal Iconic DGPO to bedrooms, living areas, garage, kitchen (excludes Water Closet & Powder Room), Laundry (washing machine location)
 Single Clipsal Iconic GPO to garage ceiling for remote garage door
 1x LED 9-watt downlight to front porch
 4x LED 9-watt downlights to kitchen, living, family, dining & rumpus (if in design), 4 per room
 2x LED 9-watt downlights in garage & alfresco (if in design)
 1x LED 9-watt downlight to each bedroom, study, bathroom, ensuite, powder, entry hall, laundry
 2x LED 9-watt downlights to master bedroom
 1x LED 9-watt downlight to outside laundry door and rear door area
 1x TV point + Clipsal Iconic DGPO to family room and master bedroom
 1x Standard TV Antenna
 1x Phone point to family room
 1x CAT6 data point to family room and master bedroom connected back to modem location
 1x Clipsal Iconic DGPO at NBN garage and Modem location, CAT6 data point to connect from NBN location to nominated modem location by owner (default modem location is next to NBN in garage)
 1x Electric vehicle charging provision to internal garage wall
 1x Ceiling fan to main living area (Family/Dining Room)

FLOORING

450mm Lifestyle Series tiles to porch, alfresco
 600mm Lifestyle Series tiles to front door threshold, entry hall, family, dining and kitchen
 Silver Series carpet to remainder of house including bedrooms and stairs (where applicable)

SOLAR

8.4KW Solar panel package with inverter and corresponding solar panels

NBN READY

1x NBN conduit from under meter box area to inside garage wall

GARAGE DOOR

Panel lift-safe garage door
 Remote controlled garage door opener with 2 remote fobs

SECURITY

Video Intercom system with touch button screen and doorbell camera
 Touchpad alarm system with 3 sensors, internal siren, external strobe and external siren

INSULATION

R2.7 Glass wool batts to external perimeter walls
 R6.0 Glass wool batts to roof space of house
 R2.0 Glass wool batts to internal garage walls
 External wall wrap
 Roof sarking

**SKIRTING/
ARCHITRAVES**

66 x 18mm square edge architraves
 JUMBO 92 x 18mm square edge skirting boards

ROBES

Mirror sliding doors to all robes
 One 16mm melamine shelf with hanging rail

FRONT DOOR

Solid core 820-1200mm x 2040mm Hume Vaucluse Series door

INTERNAL DOORS

2040mm Hume Redicoat flush panel doors

SLIDING DOORS

Clear glazing with powder-coated aluminium frames and keyed locks

WINDOWS

Clear glazing with powder-coated aluminium frames and keyed locks and insect screens privacy glass to bathrooms

CONCRETE SLAB

Building on land with up-to 800mm of fall from boundary to boundary in any direction
 Maximum cut & fill within 800mm
 Excavation & soil removal up-to 800mm
 HI Class Concrete Slab
 Certified by structural engineer

PIERING

Up to 50Lm concrete piers included

**STRUCTURAL
FRAMES**

90 x 35mm MGP10 studs throughout internal and external walls

CEILINGS

Ground floor nominal height 2700mm
 90mm cove cornice

BRICKS

PGH Bricks from Townhouse, Desert or Foundation ranges

ROOF

Bristile Designer / Classic concrete tiles
 Colorbond fascia and gutter

BUSH FIRE RATING

Up to BAL 12.5 (If Required)

**TERMITES
PROTECTION**

Reticulated perimeter pipe control system
 Rechargeable for long term protection